



February 24,, 2006

Ms. Terri Sturm
Centennial Centre, LLC
7448 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

RE: SDR-10127 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO SUP-10128 AND SUP-10129

Dear Ms. Sturm:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT RESTRICTED GAMING USE AND LIQUOR ESTABLISHMENT (TAVERN) on 1.96 acres adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway (APN 125-28-713-006), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. Special Use Permits (SUP-10028 and SUP-10029) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/01/05, except as amended by conditions herein.
4. Prior to the time application is made for a building permit, a sign plan that meets the criteria set forth in the Centennial Centre Development Criteria and Guidelines ("Brown Book") shall be approved by staff of the Planning and Development Department.
5. The site plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to reflect five handicapped parking spaces that meet Code requirements.

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6. The conceptual landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, and to dedicate a 15-foot Multi-Use Transportation Trail easement along Centennial Center Boulevard, prior to or concurrent with issuance of grading permits. Improvements are required prior to certificate of occupancy unless a General Plan Amendment changes the requirements.
7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08.
12. Parking lot lighting standards shall be no more than 40 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be directed downward.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City code requirements and design standards of all City departments must be satisfied.

Public Works

15. This pad site must always allow for the perpetual common access between the various parcels/owners within the Centennial Centre (Commercial Subdivision) area.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local

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drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

17. The site development shall comply with all applicable conditions of approval for the Centennial Centre (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Bruce Barton
Territory, Inc.
7448 West Sahara Avenue, Suite #101
Las Vegas, Nevada 89117

Ms. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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